

300 McCarter
Greenville, S.C.
29615

MORTGAGE OF REAL ESTATE

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STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

TO ALL WHOM THESE PRESENTS MAY CONCERN
DO HEREBY GIVE NOTICE

WHEREAS, JAMES CLIFTON EDWARDS, JR.

(hereinafter referred to as Mortgagor) is well and truly indebted unto CATHERINE S. EDWARDS

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith the terms of which are incorporated herein by reference, in the sum of Six thousand and no/100ths Dollars (\$ 6,000.00---) due and payable

with interest thereon from date at the rate of ten (10%) per centum per annum, to be paid according to said note.

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes.

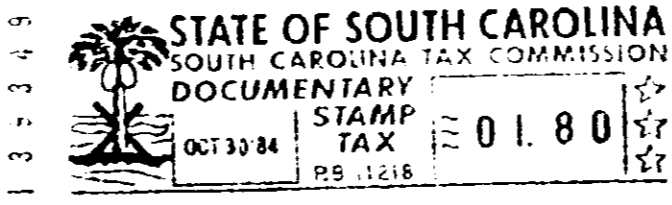
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagee in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, on the Southern side of McCarter Avenue and being known designated as Lot No: 50 on plat of Section I of Lake Forest Heights as shown on plat thereof recorded in the RMC Office for Gr-enville County in Plat Book GG, Page 153, and having, according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the Southern side of McCarter Avenue, joint front corner of Lots 49 and 50, and running thence along the line of Lot 49 S. 8-10 E. 189.4 feet to an iron pin; thence S. 82-19 W. 79.3 feet to an iron pin; thence N. 63-0 W. 35 feet to an iron pin; thence N. 12-22 W. 157.2 feet to an iron pin on the Southern side of McCarter Avenue; thence along McCarter Avenue N. 75-45 E. 120 feet to the point of beginning.

This being the same property conveyed to the Mortgagor by James D. Bynum on June 26, 1980 and recorded in the RMC Office for Greenville County in Deed Book 1128 at Page 180.

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Together with all and singular rights, franchises, tenements, and appurtenances to the same belonging in any way incident or appertaining, and all of the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner, it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagee covenants that it is lawfully seized of the premises hereinafter described, that it has good right and is lawfully entitled to the same, and that the premises are free from all mortgages and encumbrances except as provided herein. If the Mortgagee hereafter conveys to any grantee and receiver, by deed or otherwise, all or singular the said premises unto the Mortgagee, forever, from and against the Mortgagor and all persons claiming the same or any part thereof.

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